

County of Ventura Virtual Question and Answer Session Draft 2021-2029 Housing Element – January 27, 2021

Summary of Questions and Responses

1. Will the County consider allowing affordable “tiny home” communities (homes on wheels)?

The County allows a dwelling of any size, including a “tiny home,” to be used as a residence, as long as it has a permanent foundation, can be connected to utilities, and meets other County and State Building Codes. However, “tiny homes on wheels” that do not meet these requirements are not treated the same as conventional single-family dwellings. Details on what type of “tiny home” is acknowledged by the Department of Housing and Community Development can be found in their Tiny Home information bulletin dated May 9, 2016: <https://www.hcd.ca.gov/docs/ib2016-01.pdf>.

2. Can you please expand on the discussion of overcrowding in farmworker housing? The pandemic has starkly revealed the significance of overcrowding as a personal and public health risk.

Yes, staff will expand on the discussion in the Special Needs Population Section for Farmworkers in the Draft Housing Element.

This discussion will be added to the March 2021 Draft Housing Element.

3. A major factor affecting the ability of farmworkers to find affordable housing is their immigration status. What programs can be included to address advocating for comprehensive immigration reform, advocating for change in requirements of federal financing resources, supporting local financing resources?

Staff will add this limiting factor to the Special Needs Population Section for Farmworkers in the Draft Housing Element. For the advocacy component, the County Board of Supervisors annually updates the County’s legislative platform. This suggestion for the legislative platform will be shared with the CEO’s office to recommend to the Board of Supervisors.

This discussion will be added to the March 2021 Draft Housing Element.

4. Could you address the requirements for the Fair Housing section?

Pursuant to new state law (AB 686), all housing elements must include a program that will promote and affirmatively further fair housing opportunities and provide an assessment of fair housing. Details on what is required for this new requirement is outlined by the Department of Housing and Community Development in their memo dated April 3, 2020: https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summaryhousingelementfinal_04222020.pdf. Technical guidance regarding AB 686 implementation is expected to be released by HCD in spring or summer 2021.

5. Regarding Program E, please clarify which entities are considered "neighboring jurisdictions". Would this include special districts? Would you please add "agricultural business interests" to the list of groups to work with?

Staff will adjust this program language to be more specific before the Board of Supervisors hearing on February 9, 2021.

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6. Could you document the increase in H-2A workers over the past five years and acknowledge the impact on the supply of affordable housing, i.e. that growers have purchased occupied houses and apartment buildings and displaced low-income families? Could you document the increase in H-2A workers over the past five years and acknowledge the impact on the supply of affordable housing, i.e. that growers have purchased occupied houses and apartment buildings and displaced low income families?

Staff will research this further and look into adding this discussion into the Draft Housing Element.

This discussion will be added to the March 2021 Draft Housing Element.

7. Would you please clarify the differences between migrant, seasonal, H-2A worker, and day laborer in the Housing Element?

Staff will add this clarification to the Draft Housing Element.

This discussion will be added to the March 2021 Draft Housing Element.

8. Given that sanitation (sewers) have been perhaps the most significant constraint on the development of farmworker housing, can you include a lengthier and more detailed discussion of the legal constraints within the "barriers" discussion in the Housing Element?

Staff will look into adding this discussion in the Draft Housing Element.

This discussion will be added to the March 2021 Draft Housing Element.

9. Within the Government Constraints discussion and analysis of school facilities fees on page 61, would you please examine if employee housing (dormitory style for single workers) have to pay school impact fees? Elsewhere in California, housing for seasonal ag workers that are single unaccompanied people has been exempt from school fees, which may remove a barrier for employers developing employee housing.

Staff will research the various school districts in the County to see if there are exemptions for dormitory style housing for seasonal farmworkers and report on the findings in the Draft Housing Element.

Planning staff is still researching this topic as of March 2021.